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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**

**DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY  
FOR CHANGE OF LAND USE FROM OPEN SPACE USE ZONE TO RESIDENTIAL USE ZONE  
IN KATEDAN (V), RAJENDRA NAGAR (M), RANGA REDDY DISTRICT.**

**[Memo. No. 19476/I<sub>1</sub>/2008, Municipal Administration & Urban Development, 30th April, 2011.]**

The following draft variation to the land use envisaged in the notified Master Plan/Shamshabad segment for non-Municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

**DRAFT VARIATION**

The site in Sy.No. 20/12 of Katedan (V), Rajendra Nagar (M), Ranga Reddy District to an extent of Ac. 3.00 gts (12140.16 Sq.Mtrs), which is presently earmarked for Open Space Use Zone in the notified Master Plan/Shamshabad segment for non-Municipal area is now proposed to be designated as Residential Use Zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.

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4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
14. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
16. that the applicant should form the B.T. road (40') before applying the development permission.

#### **SCHEDULE OF BOUNDARIES**

**NORTH** : Sy.No. 20(P) of Katedan (V)

**SOUTH** : Sy.No. 20(P) of Katedan (V)

**EAST** : Sy.No. 20(P) of Katedan (V)

**WEST** : Bumruknu Dowla Village boundary.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY  
FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE  
ZONE IN PRATAPSINGARAM (V), GHATKESAR (M), RANGA REDDY DISTRICT.

***[Memo. No. 20058/I, /2010, Municipal Administration & Urban Development, 29th April, 2011.]***

The following draft variation to the land use envisaged in the notified Master Plan of Chengicherla Zone for non-Municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

**DRAFT VARIATION**

The site in Sy.No. 321 of Pratapsingaram (V), Ghatkesar (M), Ranga Reddy District to an extent of Ac. 10.29 gts, which is presently earmarked for Conservation use zone in the notified Master Plan of Chengicherla zone for non-Municipal area is now proposed to be designated as Residential Use Zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
14. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

16. that the applicant shall form the 60' wide Kacha Road as on established BT road and obtain necessary development permission from Hyderabad Metropolitan Development Authority.

### **SCHEDULE OF BOUNDARIES**

**NORTH** : Sy.No. 320 of Pratapsingaram (V)

**SOUTH** : Sy.No. 322 of Pratapsingaram (V)

**EAST** : Sy.No. 326 of Pratapsingaram (V)

**WEST** : Sy.No. 315 of Pratapsingaram (V)

**REVISED DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL USE ZONE TO COMMERCIAL USE ZONE IN GACHIBOWLI (V), SERILINGAMPALLY (M), RANGAREDDY DISTRICT.**

***[Memo. No. 17755/I<sub>1</sub>/2010, Municipal Administration & Urban Development, 30th April, 2011.]***

The following Revised draft variation to the land use envisaged in the notified Master Plan of CDA for non-Municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

### **REVISED DRAFT VARIATION**

The site in Sy.No. 59(P) of Gachibowli (V), Serilingampally (M), Ranga Reddy District to an extent of 3993 Sq.yds which is presently earmarked for Industrial Use Zone in the notified Master Plan of CDA for non-Municipal area is now proposed to be designated as Commercial Use Zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

8. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
14. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
16. the applicant should demolish the existing building before activity commenced.
17. the applicant should hand over the area affected under 65 mtrs. road to the local body/ R & B Department or any implementing agency at free of cost.
18. guidelines for regulating the developments in downstream area issued vide Government Memo. No. 261/I<sub>1</sub>/2006, dated : 16-07-2007 shall be followed.

#### **SCHEDULE OF BOUNDARIES**

**NORTH** : 65 Mtrs. road - Old Mumbai High Way.

**SOUTH** : Vacant Government Land Sy.No. 91/1 Part of Gachibowli Village.

**EAST** : Vacant Government Land Sy.No. 91/1 Part of Gachibowli Village.

**WEST** : Vacant Government Land Sy.No. 91/1 Part of Gachibowli Village.

**Dr. VIJAY KUMAR,**

*Principal Secretary to Government (FAC).*

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